

IN RE: PETITION FOR ZONING VARIANCE
N/S Monkon Farms Drive,
3430' W of Corbett Road
(1720 Monkon Farms Drive)
10th Election District
3rd Councilmanic District
Oldfield's of Monkon, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-506-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit five (5) existing accessory structures in the front yard in lieu of the required rear yard, to permit two of the existing structures to have heights of 17 feet and 20 feet and one existing silo to have a height of 45 feet all in lieu of the maximum permitted height of 15 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Charles F. Jewitt, for Oldfields School, Inc., a successor in interest to the Petitioners, and Thomas S. Spencer, Esquire, Member of Board of Oldfields School, appeared, testified, and were represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition was Robert F. Bradley, Land Planner with Morris & Ritchie Associates, Inc. There were no Protestants.

At the onset of the hearing, Petitioners modified their request to permit four (4) existing accessory structures in the front yard in lieu of the required rear yard. Testimony indicated one of the original five structures, a 14' x 30' residential building, has been removed from the property as noted on Petitioner's Exhibit 1.

Testimony indicated that the subject property, known as 1720 Monkon Farms Drive, or Lot 14 of Monkon Farms, consists of 7.1 acres zoned R.C. 4 and is improved with a residential building, an ice house,

storage building, barn (garage), and silo. Said property was recently purchased by the Oldfields School, Inc., which owns adjoining property. Petitioners submitted photographs of the subject property and existing improvements, marked Petitioner's Exhibits 2A through 2E, which are all located in the front yard of the subject property. Mr. Jewitt testified that the existing farm buildings play a key role in the school's history which dates back to 1867. He indicated that in the late 1800s, the original owner of Monkon Farms, a Mr. Anderson, supplied food to the school from his farm. Mr. Jewitt and Mr. Spencer, a member of the Board of Directors for Oldfields School, indicated that Oldfield's School purchased the property for additional housing facilities and due to its historic relationship to the school. Testimony and evidence presented emphasized the aesthetic value of the accessory structures to the property and surrounding neighborhood. Petitioners' witnesses concluded that the granting of the variance will not result in any detriment to the health, safety or general welfare of the community, but be an asset to the community. Further, Petitioners argued that denying the variances would result in practical difficulty and unreasonable hardship by requiring removal of buildings both aesthetically pleasing to the community and of historical value to the school.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secure.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of July, 1990 that the Petition for Zoning Variance to permit four (4) existing accessory structures in the front yard in lieu of the required rear yard and to permit two of the existing structures to have heights of 17 feet and 20 feet, respectively, and one existing silo to have a height of 45 feet, all in lieu of the maximum permitted height of 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their occupancy permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return,

and be responsible for returning, said property to its original condition.

- 2) The variances granted herein are limited to the structures currently existing on the property as set forth in Petitioner's Exhibits 2A, 2C, 2D and 3 and shall expire when said buildings are removed. Any replacement structures shall be constructed in strict compliance with the B.C.Z.R., unless new variances are granted, if appropriate, after public hearing.

A. M. NASTAROWICZ
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

RECEIVED FOR FILING
1990 JUL 19 10 40 AM
By: *Robert A. Hoffman*

RECEIVED FOR FILING
1990 JUL 19 10 40 AM
By: *Robert A. Hoffman*

RECEIVED FOR FILING
1990 JUL 19 10 40 AM
By: *Robert A. Hoffman*

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-506-A**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400, B.C.Z.R. to permit two (2) existing accessory structures in the front yard in lieu of the required rear yard and a variance to permit two of the existing structures to have heights of 17 ft. and 20 ft. and one existing silo to have a height of 45 ft. all in accordance with the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty) *In lieu of the permitted 15 ft.

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 823-4111

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Robert A. Hoffman, Esquire

Name 210 Allegheny Avenue

Towson, MD 21204

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of July, 1990, at 9:30 o'clock A.M.

(over)

RECEIVED FOR FILING
1990 JUL 19 10 40 AM
By: *Robert A. Hoffman*

7:20K - 4/20/90
avail anytime
est. time at hearing - 45 min

MORRIS & RITCHIE ASSOCIATES, INC.

PLANNERS, ENGINEERS, ARCHITECTS
AND LANDSCAPE ARCHITECTS

DESCRIPTION OF **90-506-A**

Lot 14, Monkon Farms, also known as 1720 Monkon Farms Drive, Tenth Election District, Baltimore County, Maryland

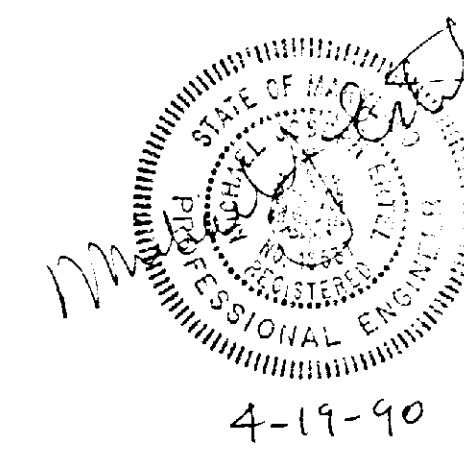
BEGINNING for the same at a point in the northerly right-of-way line of Oldfields Drive as shown on a plat entitled "Plat Two, Monkon Farms" intended to be recorded among the Land Records of Baltimore County, Maryland, said point being the common corner of Lot 14 and Lot 15 as shown on said plat, said point being located 3,430'± west of the centerline of Corbett Road as measured along the centerline of Monkon Farms Road, thence binding on the dividing line between Lots 14 and 15, two courses, viz:

1. North 03°34'57" East 280.57 feet to a point, and
2. North 15°35'25" East 300.00 feet to a point, said point being the common corner of Lots 14, 15, and 27, thence binding on the dividing line between Lots 27 and 14,
3. North 30°22'24" East 428.79 feet to a point, at the common corner of Lots 27, 28, and 14, thence binding on the dividing line between Lots 28 and 14,
4. South 29°09'39" East 592.81 feet to a point, at the common corner between Lots 14 and 28, said point being on the northerly right-of-way line of aforesaid Oldfields Drive, thence binding on said northerly right-of-way line, three courses, viz:
5. By a curve to the left with a radius of 720.00 feet and an arc length of 232.86 feet, said curve being subtended by a chord bearing South 45°35'55" West 231.85 feet to a point of tangency.

Lot 14, Monkon Farms
April 19, 1990
Page 2

6. South 36°20'00" West 195.75 feet to a point of curvature,
7. By a curve to the right with a radius of 285.89 feet and an arc length of 361.33 feet, said curve being subtended by a chord bearing South 72°32'28" West 337.76 feet to the point of beginning.

CONTAINING 7.215 acres of land more or less.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

July 24, 1990



Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Monkon Farms Drive, 3430' W of Corbett Road
(1720 Monkon Farms Drive)
10th Election District - 3rd Councilmanic District
Oldfield's of Monkon, Inc. - Petitioners
Case No. 90-506-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

A. M. NASTAROWICZ

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 13, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 6, 1990.

TOWSON TIMES.

S. Zehe *[Signature]*
Publisher

PO 104670

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 13, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 7, 1990.

THE JEFFERSONIAN.

S. Zehe *[Signature]*
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 22, 1990

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 369, Case No. 90-506-A
Petitioner: Michael J. Palmisano, et ux
Petition for Zoning Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael J. Palmisano
Oldfield's of Monkton, Inc.
8621 Harford Road
Baltimore, MD 21204

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 2211

Date: 7/6/90
PUBLIC HEARING FEE: \$75.00
POSTING AND ADVERTISING FEE: \$100.00
TOTAL: \$175.00

B 015*****3560: a 2206

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
N 1844

Date: 7/6/90
Oldfield's of Monkton, Inc.
Posting and Advertising: \$132.53

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 3983

Date: 7/6/90
Oldfield's of Monkton, Inc.
Posting and Advertising: \$132.53

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 3983

Date: 7/6/90
Oldfield's of Monkton, Inc.
Posting and Advertising: \$132.53

Your petition has been received and accepted for filing this 9th day of May, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Michael J. Palmisano
Petitioner's Attorney: Robert A. Hoffman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: 7/3/90

Oldfield's of Monkton, Inc.
8621 Harford Road
Baltimore, Maryland 21204

ATTN: MICHAEL J. PALMISANO

Re: Petition for Zoning Variance
CASE NUMBER: 90-506-A
N/S Monkton Farms Drive, 3430' W of Corbett Road
1720 Monkton Farms Drive
10th Election District - 3rd Councilmanic
Petitioner(s): Oldfield's of Monkton, Inc.
HEARING: FRIDAY, JULY 6, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$132.53 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 115 minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Robert A. Hoffman, Esq.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: June 13, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Old Fields of Monkton, Inc., Item No. 369

The Petitioner requests a variance to permit five (5) existing accessory structures in the front yard in lieu of the required rear yard and a variance to permit two (2) of the existing structures to have heights of 17 ft. and 20 ft. and one (1) existing silo to have a height of 45 ft. all in lieu of the permitted 15 ft.

In reference to the Petitioner's request, staff offers the following comments:

Staff is concerned about the ultimate maintenance of the accessory structures. The approved plan should note that these structures must be maintained by the property owner. In addition, there should be a lien on this property so that if the buildings are not maintained the owners of the other lots in the Monkton Farms subdivision will have legal and financial leverage to assure that these structures are properly maintained. Furthermore, an additional restriction should indicate that the county is not subject to any responsibility, legal or financial, for the maintenance of these buildings.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 21, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-506-A
N/S Monkton Farms Drive, 3430' W of Corbett Road
1720 Monkton Farms Drive
10th Election District - 3rd Councilmanic
Petitioner(s): Oldfield's of Monkton, Inc.
HEARING: FRIDAY, JULY 6, 1990 at 9:30 a.m.

Variance to permit five existing accessory structures in the front yard in lieu of the required rear yard AND to permit two of the existing structures to have heights of 17 ft. and 20 ft. and one existing silo to have a height of 45 ft. all in lieu of the permitted 15 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Oldfield's of Monkton, Inc.
Robert A. Hoffman, Esq.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3354

May 24, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 332, 333, 354, 359, 362, 363, 364, 365, 366, 367, 369, 370, 371, and 372.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/lw

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5300
(301) 857-1500
Paul H. Reimschuessel
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

RE: Property Owner: OLDFIELD'S OF MCNETON, INC.
Location: N/S MONKTON FARMS DRIVE
3,430' W OF CENTERLINE OF CORBETT RD.
Item No.: 369 Zoning Agenda: MAY 8, 1990
Certification:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Noted and Approved*
Planning Group: *Robert W. Bowling*
Special Inspection Division: *Fire Prevention Bureau*

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 11, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 8, 1990

The Developers Engineering Division has reviewed the subject revised zoning items and we have no comments for Items 332, 333, 354, 362, 363, 365, 369 and 370.

For Items 367, the previous County Review Group Comments still apply.

For Item 358, 2-foot setback for parking is inadequate for vehicle overhand against State Highway Administration fence.

For Item 364, the address on the plat is #9400 for Lot 53.

For Item 366, the correct plat reference is SM 66/133.

For Items 371 and 372, no plans were received for review and comment.

For 89-483A, we have no comment.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

VENABLE, BAETJER AND HOWARD ATTORNEYS AT LAW

BALTIMORE, MD
WASHINGTON, D. C.
HILLMAN, VA
ROCKVILLE, MD
BETHESDA, MD
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 1617
TOWSON, MARYLAND 21286-5517
(301) 823-4111
FAX (301) 821-0147

April 23, 1990

WRITER'S DIRECT NUMBER IS
301-823-4111

HAND DELIVERY

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: First Harbor Management Company, Inc. - Oldfields

Dear Mr. Haines:

At Rob Hoffman's request, I am forwarding to you the accessory structure photographs for the above referenced property.

Sincerely,

Barbara A. White
Barbara A. White
Legal Assistant

BAW:cms
Enclosure
cc: Robert A. Hoffman, Esquire

TO	FROM	DATE	TIME	AM	PM
TO	FROM	5/3	11:20		
AREA CODE	NO	404-9162			
EXT					
MESSAGE					
SIGNED					
INITIALED					
RECEIVED					
DATE					
TIME					
AM					
PM					

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert Hoffman	210 Allegany Ave
Charles F. Jewett	Oldfields School PO Box 697 Glenora
Robert F. Bradley	606 D Bosway Ave
Robert A. Hoffman	120 East Baltimore St, Baltimore, Md



OLDFIELDS

The tract of land now known as Lot 14 which is currently owned by Oldfields School was originally a working farm of more than 160 acres. Its history begins prior to the Civil War when it was owned by a Mr. William H. Anderson. Mr. Anderson lived in the major house which is still in existence. The farm also had a barn with a silo, spring house, storage shed and tenant's house which was added at a later date. Mr. Anderson was always a good friend and neighbor to the Oldfields community. When the McCulloch family moved to Glenora in 1867, Mr. Anderson helped them move their furniture up from Glenora Station to the place which is now Oldfields. It should be noted that the McCulloch family was the founding family of Oldfields and the first principals of the school. Mary McPherson, in her book Oldfields School 1867-1989, A Feeling of Family refers to Mr. Anderson and his many good deeds on behalf of the school. The school has in its archives bills that document the services that Mr. Anderson rendered for moving the furniture for the McCulloch family. We also have letters which document Mr. Anderson's sale of milk, eggs, vegetables, wood and other supplies to the school. Using his farm and the outbuildings to produce such goods, clearly outlines the important role Mr. Anderson played when the school was being founded by the McCullochs.

Attached to this letter are pictures of the buildings originally owned by Mr. Anderson. There is the aforementioned barn and silo (the barn with the addition is now used as a garage) the spring house and the storage shed. The pictures clearly show a uniform architectural character as well as the agricultural use the buildings once served. The historical character and obvious significance to the school's and local community's history must be preserved. It is hoped that the Baltimore County Zoning Commissioners would see fit to grant Oldfields School, present owner of this lot, a variance for these out buildings of this reason.

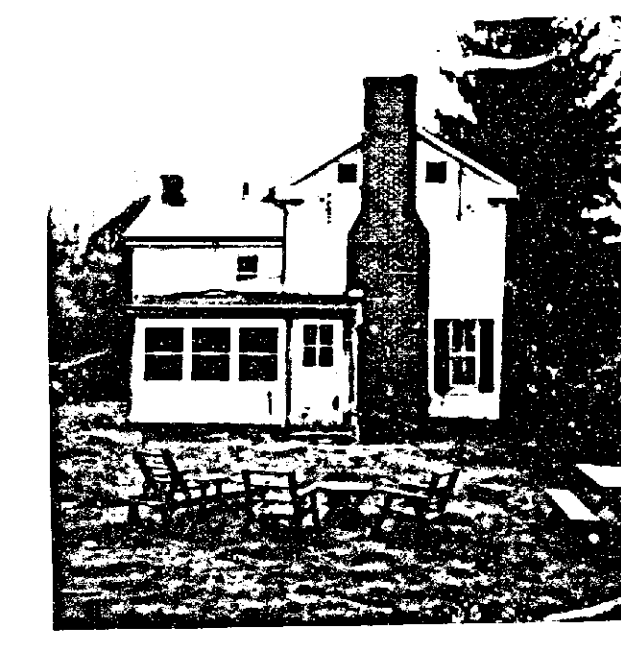
Petitioner's Exhibit
2A - 9E
90-506-A



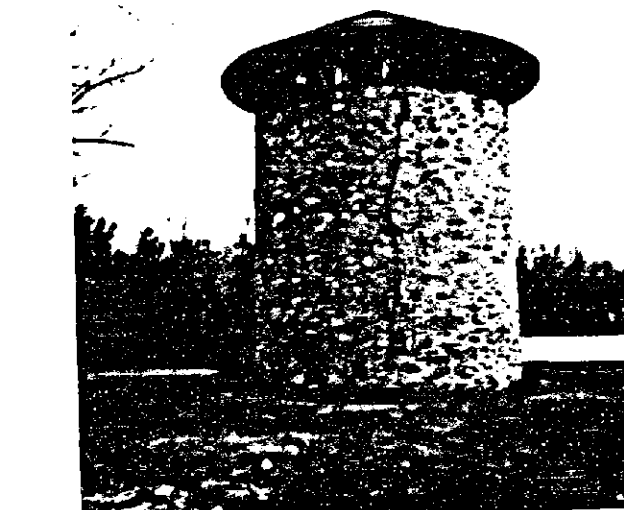
90-506-A



90-506-A



90-506-A



90-506-A

PETITIONER'S EXHIBIT 3



90-506-A



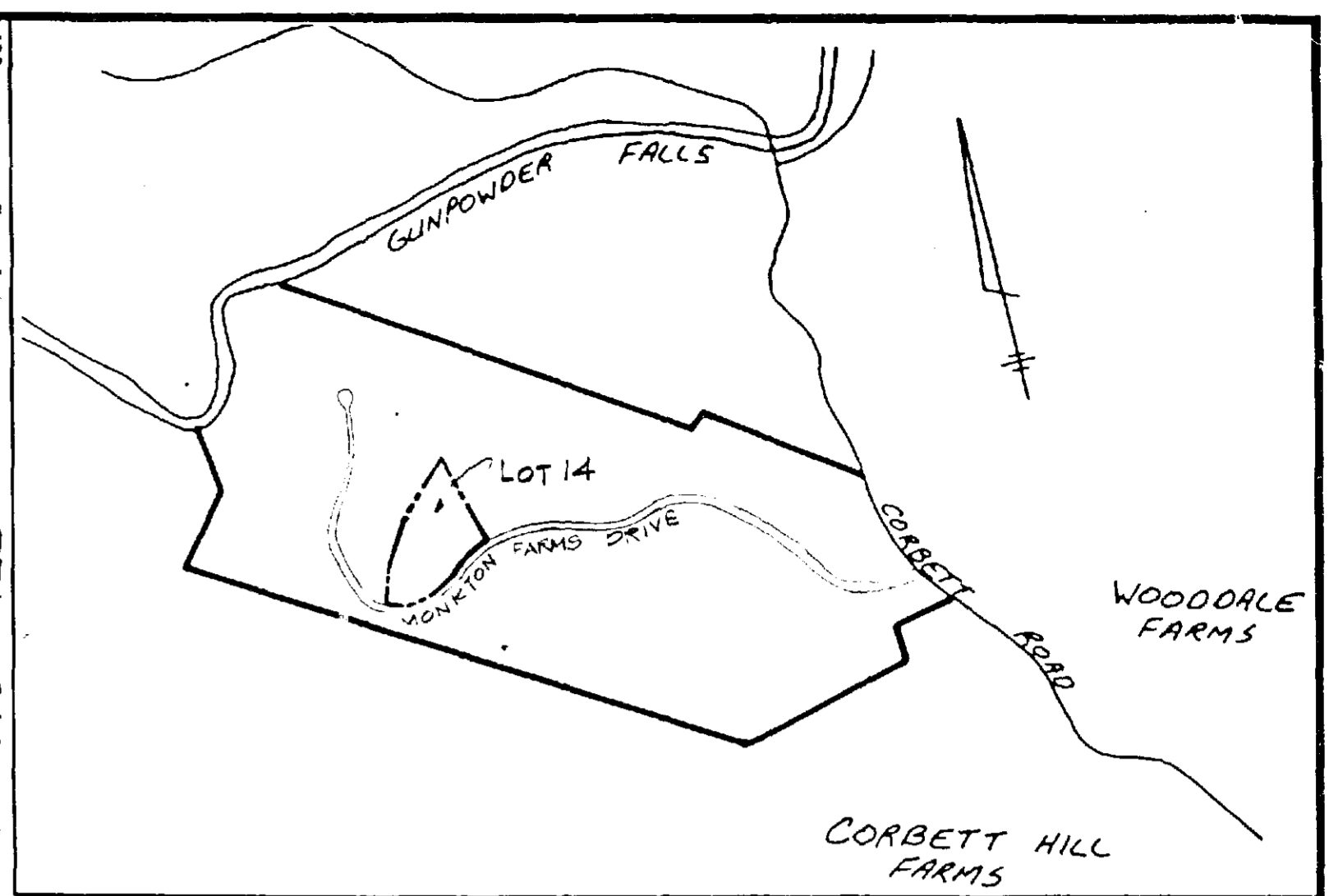
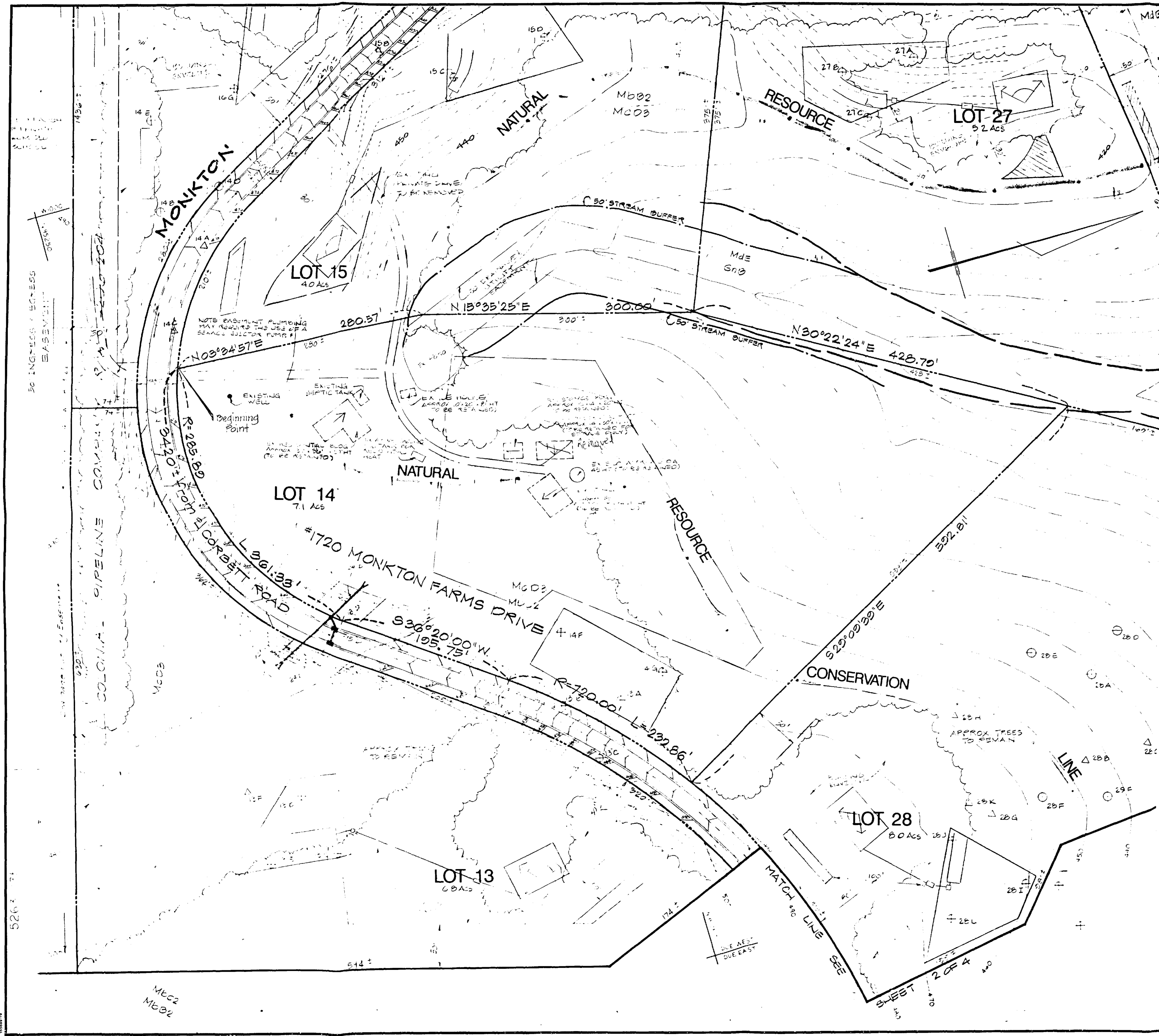
90-506-A



90-506-A



90-506-A



LOCATION PLAN
Scale: 1"=1000'

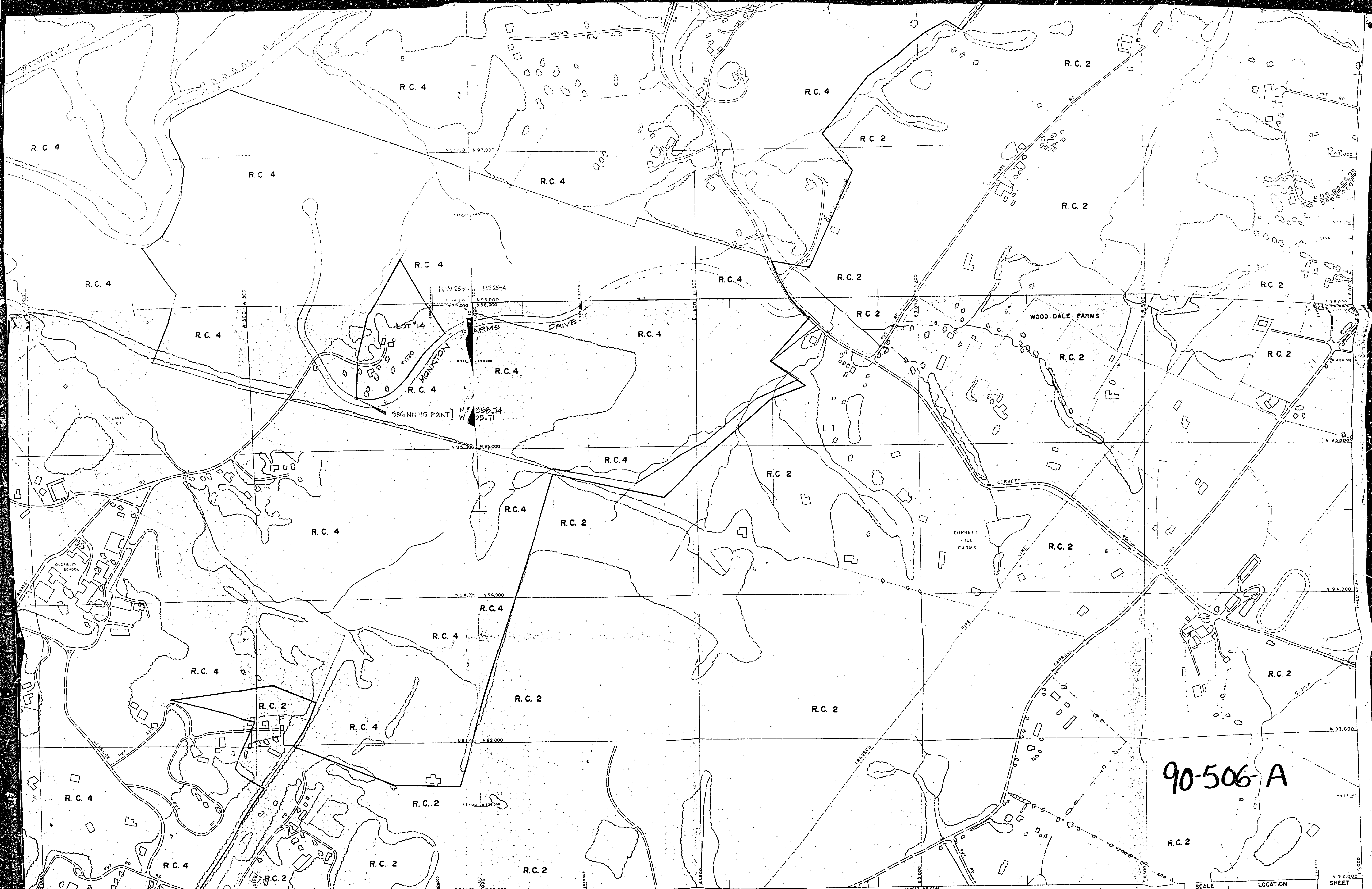
NOTES

1. CRG PLAN FOR OLDFIELDS (MONKTON FARMS) WAS APPROVED JULY 13, 1989.
2. THIS LOT AND ALL SURROUNDING PROPERTY IS ZONED RC-4.
3. LEGAL OWNER: OLDFIELDS OF MONKTON, INC.
9621 HARFORD ROAD
BALTIMORE, MARYLAND 21234
DEED REFERENCE: 8271/249
4. THERE ARE NO EXISTING STRUCTURES WITHIN 200' OF LOT 14.

**PETITIONER'S
EXHIBIT**

90-506-A

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 606-D Bosley Avenue Towson, Maryland 21204 (301) 821-1690 Fax: (301) 821-1748	
		PLAN TO ACCOMPANY PETITION FOR VARIANCES LOT 14, MONKTON FARMS ELECTION DISTRICT 10 BALTIMORE CO., MD COUNCILMATIC DISTRICT 13 APRIL 19, 1990 21361	
DATE	REVISIONS	JOB NO.	21361
		SCALE	1"=50'
		DATE	4/10/90
		DRAWN BY	JDG
		DESIGN BY	
		REVIEW BY	
		SHEET	1 OF 1



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF GLENCOE	N.W. 24-A
DATE OF PHOTOGRAPHY JANUARY 1986		

DD-NE EE-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RUCHART-HORN, INC. BALTIMORE, MD. 21210

1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1986
Baltimore County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTHEAST OF CORBETT # 361	N.E. 24-A
DATE OF PHOTOGRAPHY JANUARY 1986		